



CHICAGO PLAN COMMISSION

Department of Planning and Development

PROPOSED PLANNED DEVELOPMENT

3025 E. 104TH STREET (10TH WARD)

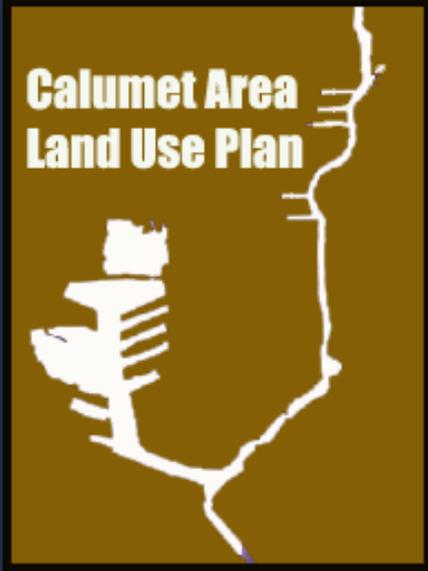
Calumet River Fleeting, Inc., REM Architecture, & Acosta Ezgur, LLC

April 20, 2023



ZONING MAP

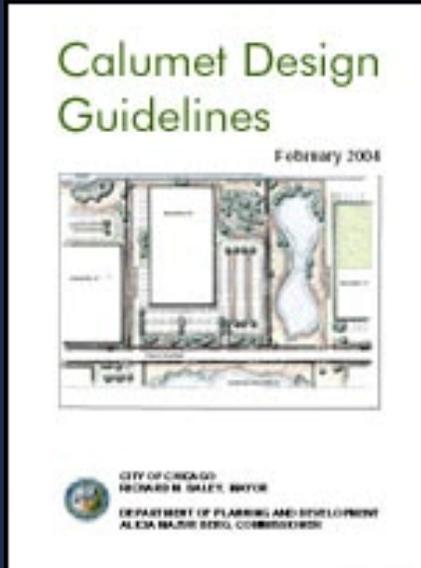
★ Planning Context



PLANNING DOCUMENTS RELATED TO SITE

- Calumet Land Use Plan
Published February 2002
 - The land use plan examines the history of the area, its landscape and waterways, transportation assets, potential for recreation and opportunities for economic growth while protecting the natural environment.

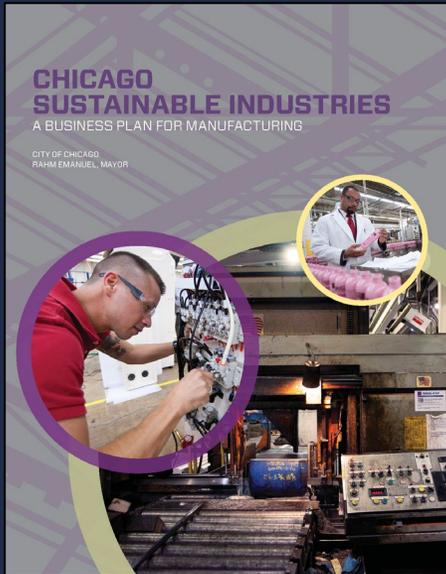
★ Planning Context



PLANNING DOCUMENTS RELATED TO SITE

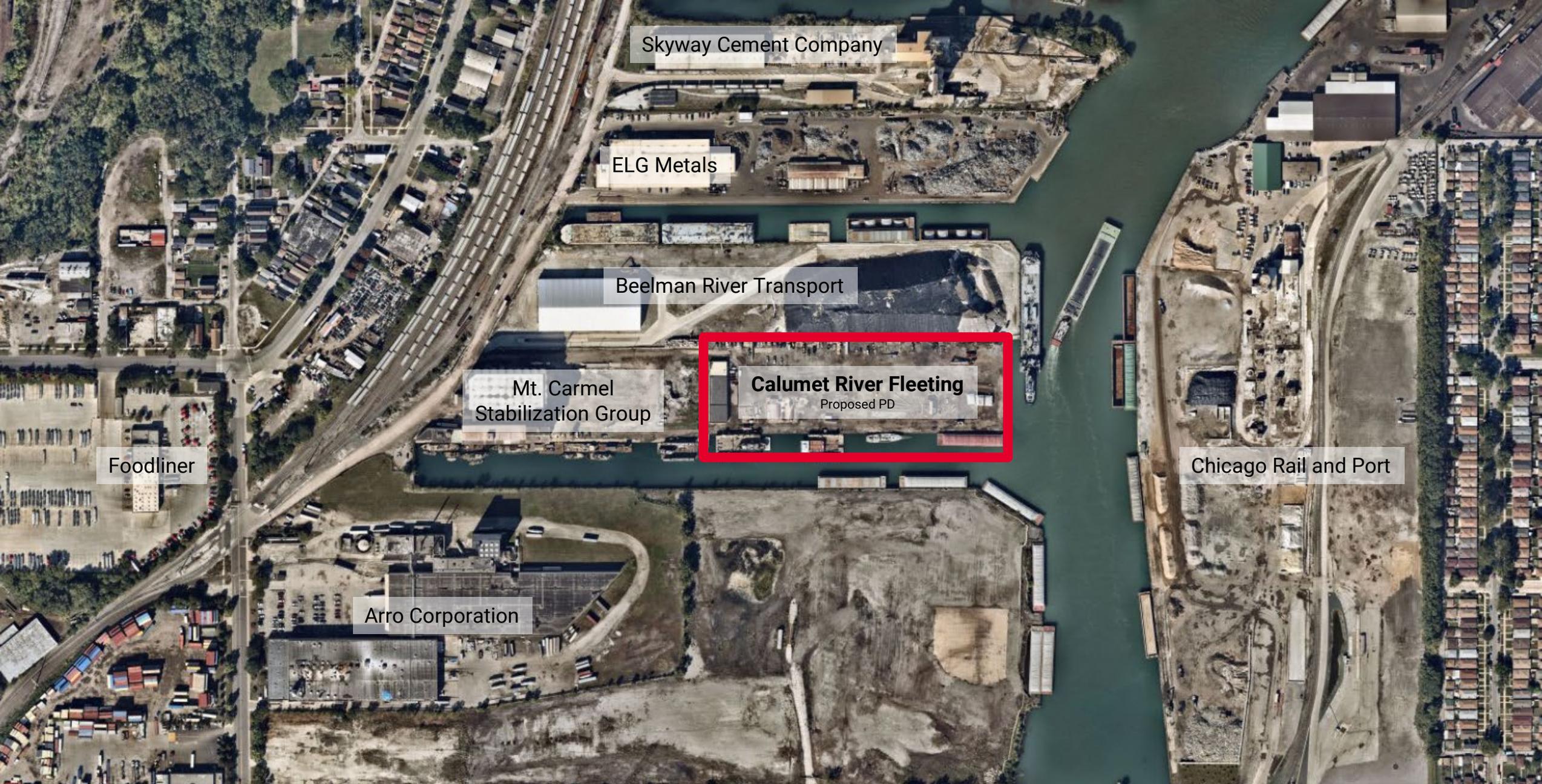
- Calumet Design Guidelines
Published February 2004
 - These guidelines provide background information on soils, hydrology and ecology, and gives guidance as to how design guidelines are implemented.
 - Guidelines include:
 - Environmental factors
 - Soil design considerations
 - Stormwater management
 - Roadway design
 - Property design
 - Specifications
 - Management and maintenance

Planning Context



PLANNING DOCUMENTS RELATED TO SITE

- Chicago Sustainable Industries
Published November 2013
- The Chicago Sustainable Industries plan places the subject property in the Calumet Industrial Corridor



Skyway Cement Company

ELG Metals

Beelman River Transport

Calumet River Fleeting
Proposed PD

Mt. Carmel
Stabilization Group

Foodliner

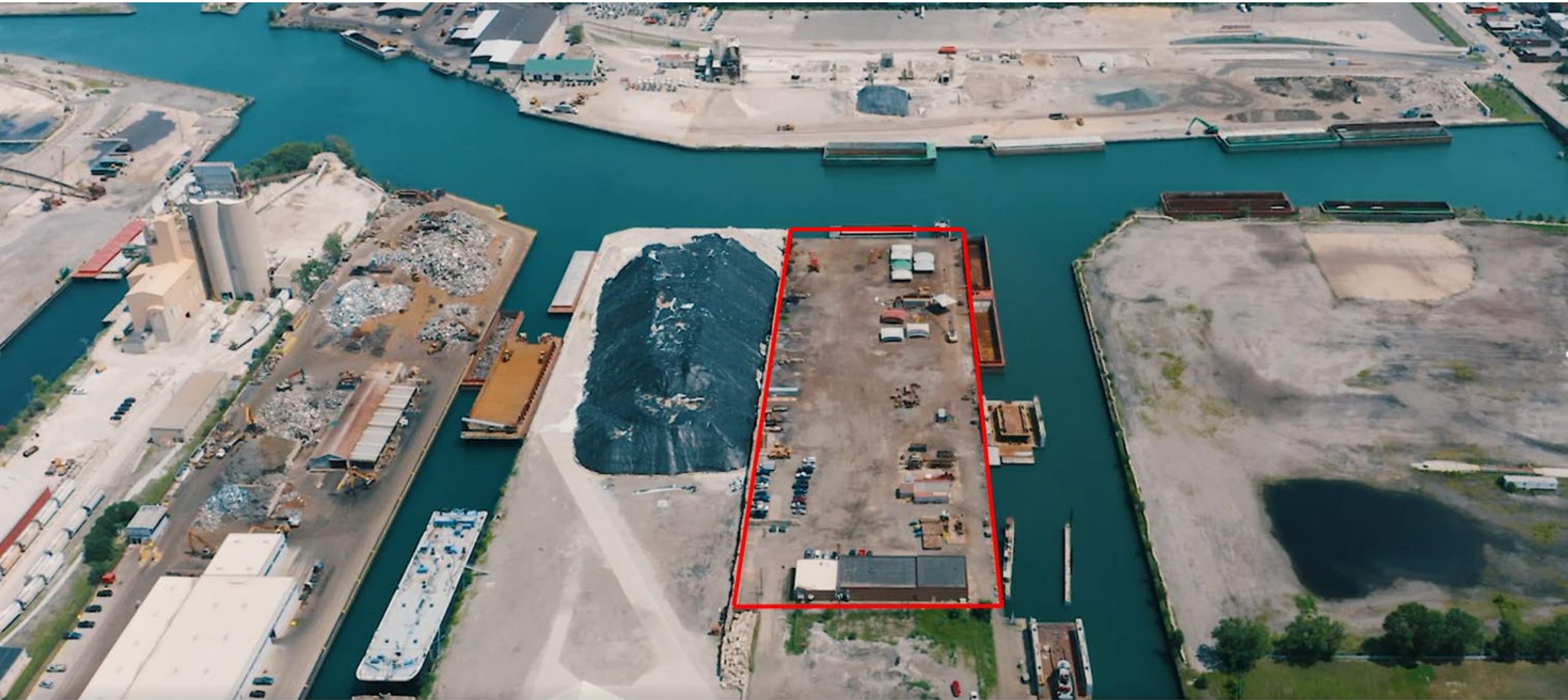
Arro Corporation

Chicago Rail and Port

LOCATION ALONG CALUMET RIVER



EXISTING SITE PHOTOS



EXISTING SITE PHOTOS



Project Timeline

- January 2022: Commence 10th Ward review process
- January 2022: Intake with DPD
- December 2022: Ordinance introduced
- April 2023: Full presentation to the River Ecology and Governance Task Force
- April 2023: Plan Commission



Before Improvements on Site



Calumet River Fleetling
Chicago Dry Dock

3025 E 104th St,
Chicago, IL 60617

Calumet River

Calumet River

Calumet River

Calumet River

Calumet River

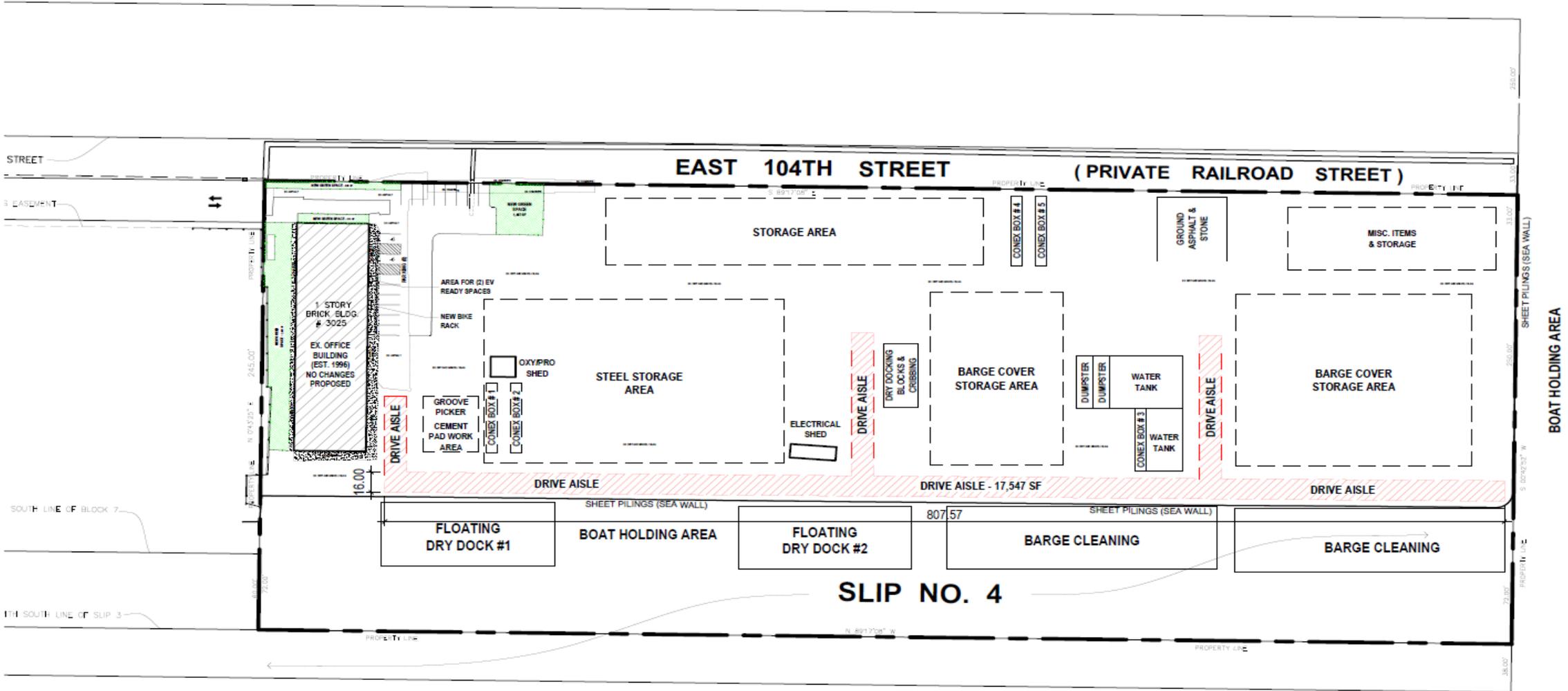
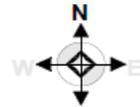
PRIOR SITE PHOTO



After Improvements on Site



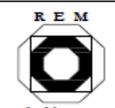
CURRENT SITE PHOTO



SCALE: 1" = 75' - 0"

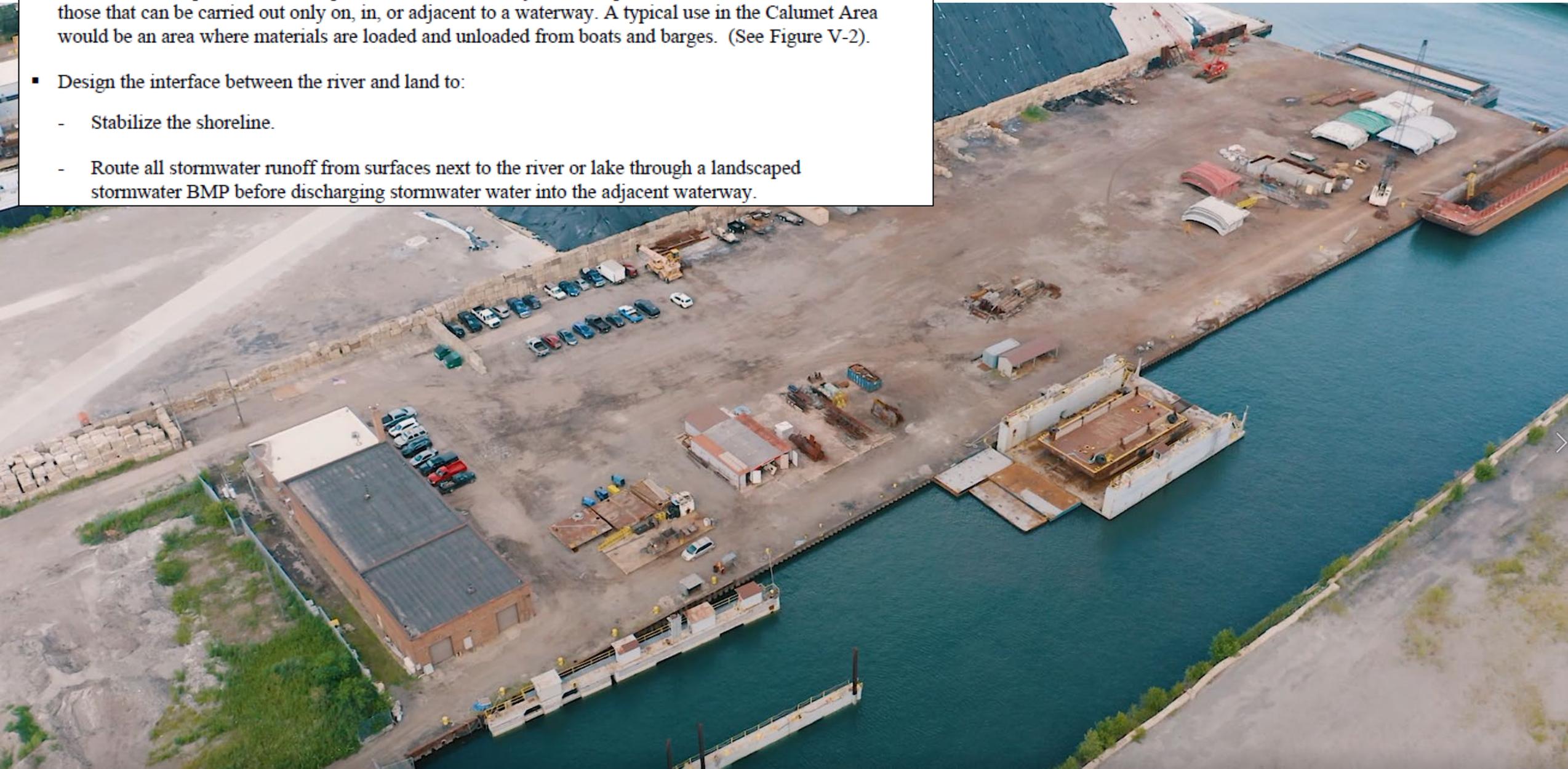
Calumet River Fleeting, Inc.
3025 E. 104th St.-Chicago, IL

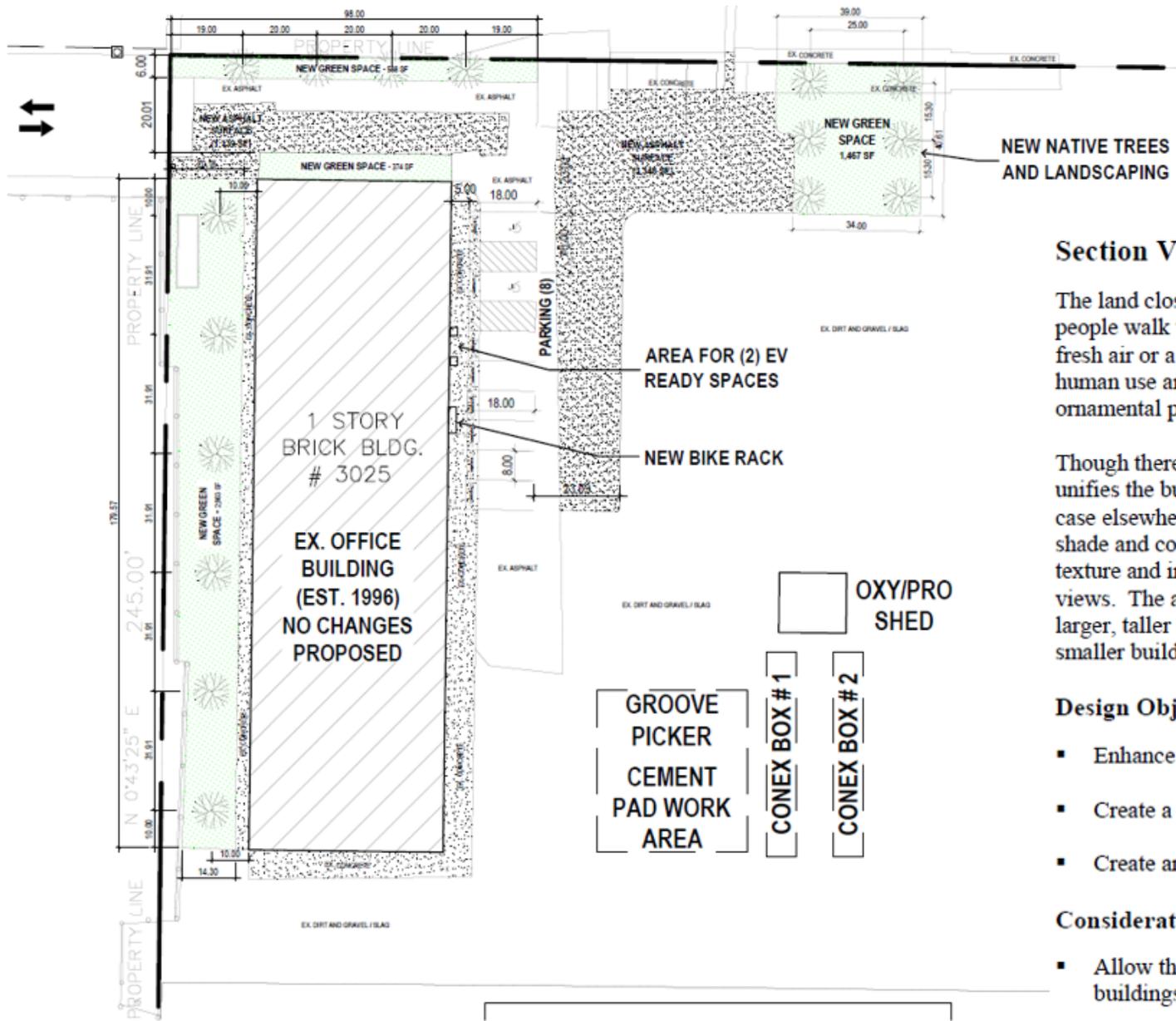
SITE PLAN



River Dependent Rear or Interior Side Yards Next to Lake Calumet or the Calumet River: Zero setback

- No setback is required for uses dependent on the waterway. River-dependent activities are defined as those that can be carried out only on, in, or adjacent to a waterway. A typical use in the Calumet Area would be an area where materials are loaded and unloaded from boats and barges. (See Figure V-2).
- Design the interface between the river and land to:
 - Stabilize the shoreline.
 - Route all stormwater runoff from surfaces next to the river or lake through a landscaped stormwater BMP before discharging stormwater water into the adjacent waterway.





NEW NATIVE TREES AND LANDSCAPING

Section V (f) – Building Foundation Plantings

The land close to buildings is the land that will see the most use by workers and visitors. This is the area people walk through every day. This is the most likely location for someone to step out for a breath of fresh air or a cigarette, or where someone might eat lunch if a bench is provided. Because of the intensive human use around buildings, designers may favor a more cultivated look with mowed grass and ornamental plantings.

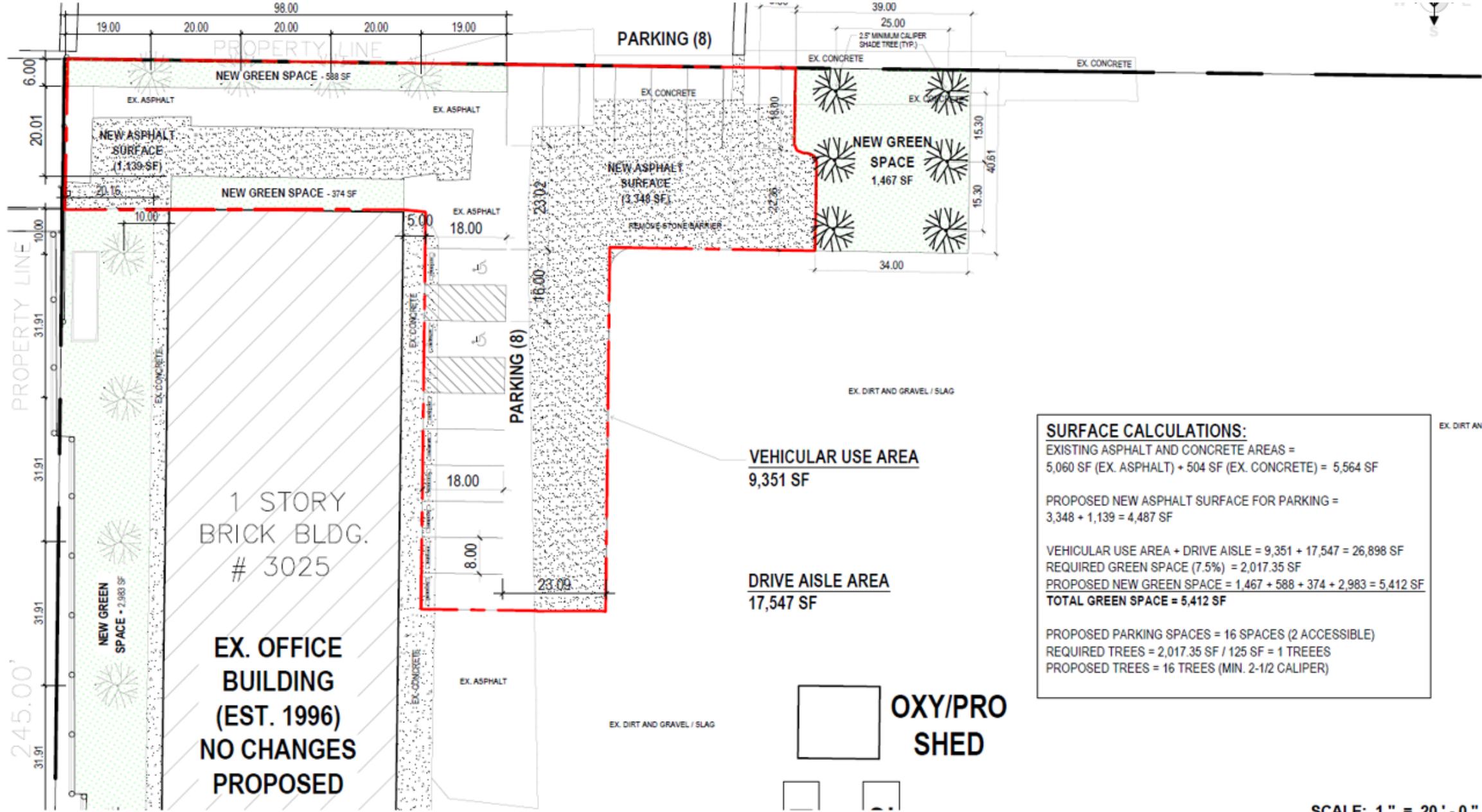
Though there is flexibility with plant choices and hard-surface decisions, it's important that the landscape unifies the building with its surroundings and with the natural aesthetic of the Calumet Area. As is the case elsewhere, native plants or cultivars of natives are favored. Taller trees and shrubs will provide shade and cooling. Shrubs and trees can serve as a barrier to wind, as well as provide additional visual texture and interest to buildings. Shrubs and flowering perennials bring color and texture to the exterior views. The appropriate size and extent of landscaping will depend on the scale of the structures, with larger, taller structures needing a wider and taller massing of plant material than will be required for smaller buildings.

Design Objectives:

- Enhance the appearance of building facades and entryways visible from public rights-of-way.
- Create a diversity of color, structure and texture consistent with the prairie landscape theme.
- Create an attractive environment amenable to human use.

Considerations:

- Allow the use of selected ornamental plants to provide a more traditional landscape in front of buildings.



SURFACE CALCULATIONS:

EXISTING ASPHALT AND CONCRETE AREAS =
 $5,060 \text{ SF (EX. ASPHALT)} + 504 \text{ SF (EX. CONCRETE)} = 5,564 \text{ SF}$

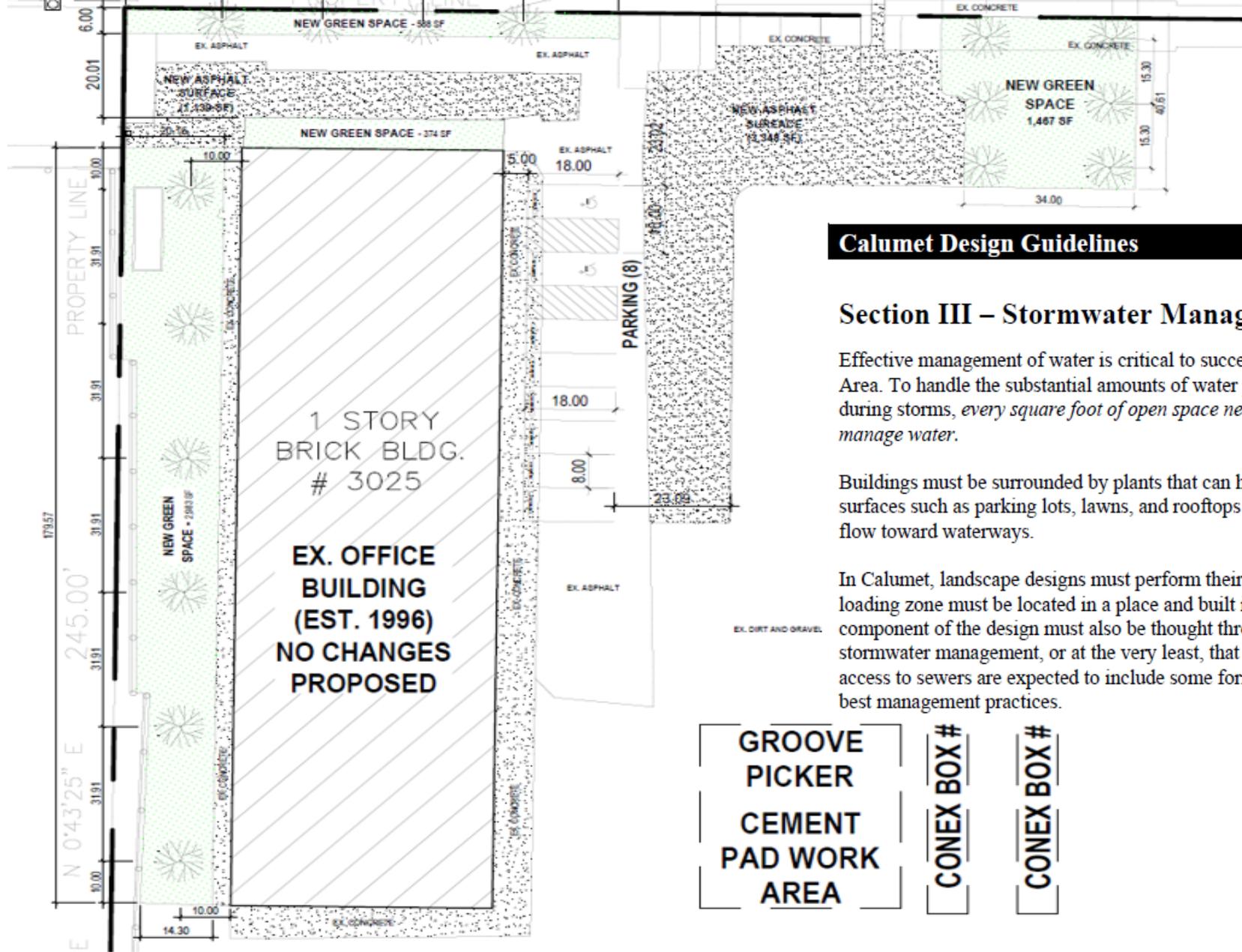
PROPOSED NEW ASPHALT SURFACE FOR PARKING =
 $3,348 + 1,139 = 4,487 \text{ SF}$

VEHICULAR USE AREA + DRIVE AISLE = $9,351 + 17,547 = 26,898 \text{ SF}$
 REQUIRED GREEN SPACE (7.5%) = $2,017.35 \text{ SF}$

PROPOSED NEW GREEN SPACE = $1,467 + 588 + 374 + 2,983 = 5,412 \text{ SF}$
TOTAL GREEN SPACE = 5,412 SF

PROPOSED PARKING SPACES = 16 SPACES (2 ACCESSIBLE)
 REQUIRED TREES = $2,017.35 \text{ SF} / 125 \text{ SF} = 1 \text{ TREEES}$
 PROPOSED TREES = 16 TREES (MIN. 2-1/2 CALIPER)

SCALE: 1" = 20'-0"



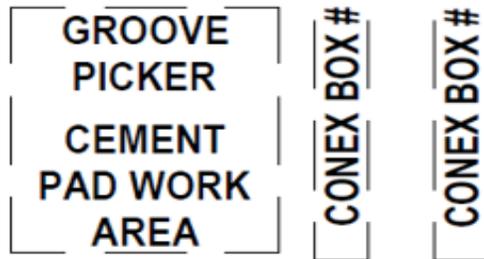
Calumet Design Guidelines **Part II – Design Guidelines**

Section III – Stormwater Management Guidelines

Effective management of water is critical to successful building in the former wetlands of the Calumet Area. To handle the substantial amounts of water present in the Calumet Area and that flow through it during storms, *every square foot of open space needs to be considered for how it can be used to help manage water.*

Buildings must be surrounded by plants that can help absorb water and dilute pollutants. Even hard surfaces such as parking lots, lawns, and rooftops can be designed to help absorb rainwater and slow its flow toward waterways.

In Calumet, landscape designs must perform their primary functions: a parking lot has to support cars, a loading zone must be located in a place and built in such a way to support heavy trucks. But each component of the design must also be thought through in such a way that it can contribute to improving stormwater management, or at the very least, that it doesn't increase problems. Even sites that have access to sewers are expected to include some form of on-site stormwater management through the use of best management practices.



SCALE: 1" = 30' - 0"

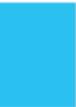


AERIAL RENDERING LOOKING NORTHEAST



Public Benefits

- Retention of sixteen jobs
- Retention of a longtime local business



DPD Recommendations

The proposed development is in compliance with the Planned Development Standards and Guidelines (17-8-0900 & 17-13-0609-A);

- Ensure adequate public review of major development proposals (17-8-0101). This project has been reviewed but the Mayor's Office for People with Disabilities, the Chicago Department of Transportation, the Chicago Fire Department, and the Department of Planning and Development.
- Encourages unified planning and development (17-8-0102). The proposal will not adversely affect nearby developments and is compatible with its base zoning district PMD #6 (Planned Manufacturing District 6 – Lake Calumet).
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103). The proposal is in line with existing development patterns in the immediate Calumet Industrial Corridor area, which is predominately industrial.